



Memorandum

TO: Historic Landmarks Commission

FROM: Courtney Damkroger

SUBJECT: Information Regarding Clearance of
the block bounded by Market/Balbach
/Almaden Avenue/Viola Streets

DATE: September 24, 2002

APPROVED:

DATE:

BACKGROUND

The Redevelopment Agency has been consolidating Agency ownership of the block bounded by Market/Balbach/Almaden/Viola for future expansion of the Convention Center. In 2000, the Redevelopment Agency constructed an interim public parking lot at the corner of Market Street and Balbach Street. Subsequently the Redevelopment Agency has acquired the remainder of the property located between Viola Street and Balbach Street, from the parking lot west to Almaden Avenue.

Current RDA plans call for the demolition of four vacant houses on this block and the temporary relocation of the vacant residence at 126 Viola. The final home on this site is the historic Greeninger House, located at 494 S. Almaden Avenue. The Greeninger house will not be affected and will remain on site. The 126 Viola residence will be temporarily relocated one block west of its current site to the parking lot at the northwest corner of Almaden Boulevard and Woz Way. This receiver site is an existing paved parking lot with site lighting and the home will be secured with a perimeter fence. It is anticipated that the receiver site will be developed in the future with the Boston Properties office complex, for which a Site Development Permit was approved in June 2001. Efforts to permanently relocate the historic home currently located at 126 Viola will continue. If the home is not relocated, it is likely that a Supplemental EIR will be required for the demolition of the home. This EIR would tier off of the existing Downtown Strategy Plan EIR.

ANALYSIS

Attached please find two historic resource evaluations. The first contains excerpts from the historic report prepared by Dill Design Group in 2001 for the RDA concerning the entire block and noting the historic significance of two buildings on the block: 126 Viola and 494 S. Almaden. The second report, also prepared for RDA, dates from September 2002 and was prepared by Chattel Architecture, Planning & Preservation, Inc.

RECOMMENDATION

This Staff Report and the attachments are being provided to the Historic Landmarks Commission as notice regarding the current status of the two buildings.

Courtney Damkroger
Historic Preservation Officer

Attachments
PBCE002/Historic/10-2-02/item 8b 126